

HAMILTON COUNTY BOARD OF AVIATION COMMISSIONERS  
MARCH 23, 2004

The Hamilton County Board of Aviation Commissioners met on Tuesday, March 23, 2004 at the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana. The Commissioners met in a work session at 5:45 p.m. in Conference Room 1A. The public session was held in the Commissioner's Courtroom. President Jacobi called the public session to order at 6:30 p.m.

**Work Session**

The Hamilton County Board of Aviation Commissioners met for a work session regarding zoning for Indianapolis Executive Airport. Mike Howard stated after meeting with representatives of Boone County, if the Airport Zone is approved, we will need to submit a site plan and make certain concessions in order to put the surrounding property owners at ease. The Board reviewed the site map, prepared by Mid-States Engineering. As part of the set back criteria we have agreed that there be no building within 110' of the centerline of SR 32. We would agree to no buildings within 300' of the north side roads on either side of the property. We would agree to no building within 100' of our property line. We would agree that there would be no building within areas 1, 2 & 3 over 40'. We would agree that the runway would be no closer than 2,000' to the road. No runway would be closer than 1,100' of SR 32, which is the existing runway. At least 80% of the airport property will remain greenspace. We are proposing we be permitted, under this zoning approval, to extend the runway up to 6,400' and the ordinance specifically state that we can amend the ordinance to extend the runway to 7,000' by going through a rezone procedure. We would still be almost ½ mile from the road. We would be permitted to add hangars and airport use buildings in areas 1, 2 and 3. We are designating that the old T-hangars will be removed in the future. The ultimate development of the crosswind runway will be submitted with the plan. We can always come back and seek an amendment if the crosswind runway is removed. Mike stated he has received language from Abbitt Farms for their covenants that will include that there is a possibility there could be a runway constructed as close as 2,000' from 200 South. We can't expand that by acquiring more property. The zoning is a two-step process, we have to get the Airport Zoning and then make it site specific.

Discussion of the site map was held. Maria stated they will be requesting \$2 million from the FAA, which is above and beyond what was tentatively allocated to the airport in discretionary monies. The \$2 million request project description is for reimbursement of land acquisition, fuel barn relocation, and obstruction removal. Maria stated our goal is to get \$1 million for three years.

Dan stated their house should be done this fall. The hole for the basement is dug. Dan stated he spoke with Betty Lee Cooper, Boone County Commissioner, and she said the zoning issue will be on their April 12<sup>th</sup> agenda.

Andrea stated they have gathered the information for land leases for Mike to review. They have a concern that they do not have the infrastructure to charge .32¢ a square foot per year, which is the area average. We don't have parallel taxiways, we don't have the zoning permits to build hangars, it is hard to charge 32¢, when Mount Comfort is charging .20¢. T-hangars would not have restrooms, the corporate hangars would. They have discussed with Larry Creakbaum where they would put the mound system. Mike stated the costs for the mound system would have to be fronted by the airport authority, but reimbursement of the costs could be included in the land leases.

## **Public Session**

Secretary Kim Rauch took Roll Call with a quorum declared present of Larry Jacobi, Tim Tolson and Tom Kapostasy. Paul Spranger was absent.

## **Approval of Minutes**

Tim Tolson motioned to approve the February 26, 2004 minutes. Tom Kapostasy seconded. Motion carried unanimously.

## **President's Report**

### Correspondence

Larry Jacobi acknowledged correspondence from Tim and Joey Roebken regarding the Capital Improvement Plan for Indianapolis Executive Airport. The letter was taken under advisement.

### Metropolitan Airport

Larry stated the Board has received copies of the minutes of the joint meeting held by the Hamilton County Board of Commissioners and the Fishers Town Council. A discussion of the relocation of Metropolitan Airport was held at this meeting. Larry stated he has had no direct contact or information from any of the involved parties. Mike Howard stated the Indianapolis Airport Authority is preparing an RFP where persons would make an offer to purchase that property subject to providing a replacement airport at an acceptable location. It is his understanding that in anticipation of that there have been several entities that have acquired options on ground north of I-69 in the Cyntheanne Road area. The Indianapolis Airport Authority has approached representatives of Fishers, Hamilton County and Noblesville to find out if there is support of this proposal. It would have substantial benefits, the current ground is now tax exempt, is a short runway, it does not go the right direction, etc. It is anticipated that moving the airport and starting from scratch would be preferable. We don't know if the FAA would allow anything to be unplugged at Metro until the same property is replaced at the new site. There will be a lot of carrying of costs and the liability to the FBO would require them to have the new airport would be up and running before they shut down the old airport. This is in the preliminary stages, it could take a long time to get done, even if the money is right. Larry stated there was new airport built in Virginia and it took 15 years to get it done.

## **Legal Counsel Report**

### Washington DC Trip

Mike Howard stated he and Maria Muia will be part of a Hamilton County delegation going to Washington DC as representations from the Aviation Board, to meet with the lobbying firm engaged by the County. We have filed the application for the FY 2005 funding. It will be September, at the earliest, before we find out if we are successful with our funding request.

### Airport Zoning

Mike stated the designated Airport Zone is before the Boone County Commissioners. It has been requested that Hamilton County submit basic standards for Indianapolis Executive Airport (IEA). A map was presented to the Board to approve the general conditions and authorize the President to move forward with that zoning. Tom motioned to approve the general conditions of the plan and authorize the President to continue with the zoning. Tim seconded. Motion carried unanimously.

#### Bailey Farm Land

Mike stated the Bailey's will be farming 442.5 acres. As part of the consideration of a land trade the Bailey's have asked for a five (5) year contract to farm the ground at \$95.00 an acre. Mike requested a motion to authorize the President and Secretary to sign the lease. Larry asked if they will be willing to trade us land that we will own to put the glidescope on? Mike stated yes, the trade is 21.323 acres. Tim motioned to authorize our President to sign our farm lease with Bailey Farms. Tom seconded. Dan Montgomery asked when can he have the lease for the Bailey's signatures? Mike stated the first of next week. Motion carried unanimously. Kim Rauch asked Dan to give her a copy of the signed lease.

#### Mid-States Engineering Contract

Mike stated under our contract with Mid-States Engineering there is an additional services provision that sets out hourly rates. Mid-States is looking for an acknowledgment that the zoning work, survey, etc. were additional services as well as some of the time in the DC trip will be billed as additional. Maria Muia stated according to the contract we are not to incur any expenses without the Board's approval and we need your approval to incur these expenses. It will be an hourly rate as set out in the contract. Tim motioned to authorize the additional work by Mid-States Engineering. Tom seconded. Tom asked how many hours have been incurred? Maria stated at this point it is four (4) hours. Motion carried unanimously.

#### **Indianapolis Executive Airport:**

##### Boone County Commissioners Meeting

Dan stated there is a possibility we will be on the April 12<sup>th</sup> meeting of the Boone County Commissioners in regards to the Airport Zone. Larry asked Mike and the Board to keep that date open.

##### Lease Rental Contracts

Dan stated he has given copies of several rental contracts from several different airports to Mike. Dan asked the Board to review the contracts and then Mike can draw up the contract for anyone who wants to build at the airport. Larry stated he will ask Mike to pass the draft of the contract on to the Board for their review before the next meeting.

##### Gas Well

Dan stated he received an estimate from R&S Drilling to plug the gas well in the amount of \$3,000. He could not get anyone else to come out and give an estimate. Dan asked if this is approved, should it be taken out of their operating budget? Larry stated yes. Dan stated DNR does want him to plug the well and he will provide the proper paperwork to satisfy the DNR. Tim motioned to authorize Montgomery Aviation to pursue R&S Drilling Inc., to cap the well, in an amount not to exceed \$3,000. Tom seconded. Motion carried unanimously.

##### Hangar Roof

Dan stated he received two estimates to paint the roof of the orange hanger. The estimates were \$3,637 from CCI and \$4,849 from Hinshaw Roofing. Dan recommended accepting the estimate from CCI. Dan asked if this should be paid out of their operating budget? Larry stated yes. Tom motioned to authorize Montgomery Aviation to engage the lowest bidder to complete the roofing repair. Tim seconded. Motion carried unanimously.

##### AWOS

Dan stated he is still trying to get the AWOS activated. We are waiting for the ground to dry.

##### INDOT Inspection

Dan stated he has received a letter from INDOT stating the airport will receive it's annual inspection this month.

### Lock Boxes

Andrea Montgomery stated the lock boxes that were ordered, per the request of the Zionsville and Westfield Fire Departments have been installed on the two main gates. We are in the process of giving them the information so they can establish levels as to what equipment needs to be called out during an emergency.

### Audit

Andrea stated her accounting firm has started to look at the year-end figures. Robin Mills has requested a meeting with Tom and Andrea to go over the budgets. At the end of the year the operating account will have to be emptied and refunded on January 1<sup>st</sup>. We will be discussing this with Robin.

Andrea stated the first quarter figures look good and will be available at the April meeting. Andrea stated the pumping fee should have been dropped last year, based on the volume of fuel sold, which she did not do, it was important to fund the accounts. To date there has been almost 90,000 gallons of fuel sold within the first two months, so we will look at a drop in fuel flowage fee at 250,000 gallons.

## **Mid-States Engineering Report**

### Grants

Maria Muia stated she has received all the documentation from Mike regarding the purchase of the airport for the FAA Grant AIP-09 in the amount of \$300,000. Larry signed the final pay request for zero dollars, which will close out the grant.

Maria requested a signature on the application for FAA Grant AIP-10 in the amount of \$157,894.74. Maria stated new legislation has changed the equation of the grant monies to 95% federal, 2.5% state, 2.5% local. This equates to \$150,000 - Federal; \$3,947 – State; and \$3,947 – Local. This is for land acquisition in the amount of 6.7 acres, Parcel 1B. The 6.7 acres is figured from the purchase price of the land, which was 210 acres at \$21,800 per acre. Tim motioned to apply for Grant AIP-10 in the amount of \$157,894.74. Tom seconded. Motion carried unanimously.

### Mid-States Engineering Agreement Amendment #1

Maria requested approval of the First Amendment to the Agreement between the Hamilton County Board of Aviation Commissioners and Mid-States Engineering for Grant Administration. The agreement is in the amount of \$6,000 for administration services and \$1,000 for a property map.

## **New Business**

Larry stated we have received several letters from individuals requesting to build at the airport. We are waiting for the airport zoning to be approved by Boone County.

### Robkey Armory Museum

Fred Robkey, founder of the Robkey Armory Museum, stated they are looking for a new location for the museum structure. They are a 501C-3 Corporation. They are dedicated to the preservation of our military heritage of primarily tanks, aircraft and military artifacts. They represent primarily WWII, Korea and Vietnam. Currently they are housed on 90 acres of family property, but they would like to relocate to a permanent location and they feel that Indianapolis Executive Airport would be a good location.

Rick Robkey stated the equipment is completely restored, functional and they would like to see the museum in an environment that is more permanent. Every summer they host several veterans' groups that come to see the equipment that they used during their military service. Larry stated there is nothing we can do right now until we get the zoning in place.

**Next Meeting** – April 22, 2004 at 6:30 p.m.

Tim motioned to adjourn. Tom seconded. Motion carried unanimously.

**Present**

Larry Jacobi  
Tim Tolson  
Tom Kapostasy  
Mike Howard  
Kim Rauch  
Larry Creakbaum  
Maria Muia  
Dan Montgomery  
Andrea Montgomery  
Brad Beaver  
Tom McHaffie  
Fred Robkey  
Rick Robkey

\_\_\_\_\_  
Larry Jacobi, President

\_\_\_\_\_  
Kim Rauch, Secretary

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date